

121 N. LaSalle Street- 2nd Floor City Council Chambers

Approval of the agenda for the December 21, 2018 regular meeting of the Board.

SPECIAL USE EXTENSION REQUEST

5-18-S	ZONING DISTRICT: B3-2	WARD: 7
APPLICANT:	Chicago, Illinois Windsor Park Congregation of Jehovah's Witnesses Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2833 E. 79th Street	
SUBJECT:	Application for a special use to establish a religious assembly with one hundred and fifty seats.	

- **Approved**

6-18-S	ZONING DISTRICT: B3-2	WARD: 7
APPLICANT:	Chicago, Illinois, Windsor Park Congregation of Jehovah's Witnesses, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2835-45 E. 79th Street	
SUBJECT:	Application for a special use to establish an off-site parking lot with thirty-two spaces to meet the parking requirement for a religious assembly located at 2833 E. 79th Street.	

- **Approved**

7-18-S	ZONING DISTRICT: B3-2	WARD: 7
APPLICANT:	Chicago, Illinois, Windsor Park Congregation of Jehovah's Witnesses, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2807-11 E. 79th Street	
SUBJECT:	Application for a special use to establish an off-site parking lot with nineteen spaces to meet the parking requirement of the religious assembly located at 2833 E. 79th Street.	

- **Approved**

43-18-S	ZONING DISTRICT: DS-3	WARD: 3
APPLICANT:	MJS Futures LLC	
OWNER:	Ross Feinberg	
PREMISES AFFECTED:	2417 S. Wabash Avenue	
SUBJECT:	Application for a special use to establish a non-accessory parking lot which is located outside of the Central Area Parking District and will have with twenty-six parking spaces.	

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

632-18-Z	ZONING DISTRICT: B2-3	WARD: 27
APPLICANT:	Noble Walton Venture, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1346 W. Walton Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 1.17' for a proposed detached, six-car garage with roof deck with open stairs for access to the deck that serves the existing three-story, six dwelling unit building.	

633-18-Z	ZONING DISTRICT: B2-3	WARD: 27
APPLICANT:	Noble Walton Venture, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1350 W. Walton Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 1.17' for a proposed six car garage with rooftop deck and open stairs to access the roof deck that serves the existing three-story , six unit building.	

634-18-Z	ZONING DISTRICT: B2-3	WARD: 27
APPLICANT:	Noble Walton Venture, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1356 W. Walton Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 1.17' for a proposed detached six car garage with a roof top deck and open stairs to access the roof deck that will serve the existing three-story, six dwelling unit building.	

635-18-Z	ZONING DISTRICT: B2-3	WARD: 27
APPLICANT:	Noble Walton Venture, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1360 W. Walton Street	
SUBJECT:	Application for a variation to reduce the rear setback from 30' to 1.17' for a proposed detached six car garage with roof deck and open stairs to access the roof deck which serves the existing three-story, six dwelling unit building.	

636-18-Z	ZONING DISTRICT: C1-3	WARD: 31
APPLICANT:	VMM Social Room, Inc.	
OWNER:	Victor Mizhquiri	
PREMISES AFFECTED:	5240 W. Fullerton Avenue	
SUBJECT:	Application for a variation to establish a Public Place of Amusement license to provide live entertainment, music, DJ and cover charge within an existing tavern which is located within 125' of a residential zoning district.	

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to February 15, 2019 at 2:00 p.m.

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

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- **Approved**

- **Approved**

VOTE ONLY

532-18-Z

ZONING DISTRICT: RT-4

WARD: 45

APPLICANT:

Chicago Title and Land Trust 8002361424

OWNER:

Same as applicant

PREMISES AFFECTED:

3721 N. Parkview Terrace

SUBJECT:

Application for a variation to reduce the east front setback from 15' to zero, north setback from 7.47' to zero, to allow a 7' to 9' high fence with stone piers and a 4' north side setback to allow open access stair to the garage roof deck that serves an existing single family residence.

- **Continued to January 18, 2019 at 9:00 a.m. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, fourth Board member to read transcript and vote at the January Zoning Board of Appeals hearing.**

2:00 P.M.

660-18-Z	ZONING DISTRICT: DS-3	WARD: 25
APPLICANT:	GW South Loop, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1113 S. Jefferson Street	
SUBJECT:	Application for a variation to reduce the landscape setback from 7' to 2' for 40% of the total lineal frontage, from 7' to 5' for a 6% of the total lineal frontage and 7' to 3' for 31% of the total lineal frontage and to reduce the number of setback trees from twenty-two to eleven.	

- **Approved**

661-18-Z	ZONING DISTRICT: DS-3	WARD: 25
APPLICANT:	GW South Loop, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1113 S. Jefferson Street	
SUBJECT:	Application for a variation to reduce the number of interior trees from 37 to 23 for a vehicular use area for a new development which shall include a gas station and three retail uses.	

- **Approved**

662-18-Z	ZONING DISTRICT: RS-1	WARD: 41
APPLICANT:	John C. Hanley	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6855 W. Ardmore Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 36.66' to 21.96', east setback from 8.35' to 6.4' (west to be 5.13'), combined side setback from 25.05' to 11.03' for a proposed front open porch, front one-story addition and second story addition and to convert the existing two-car garage into living space for the existing single family residence.	

- **Approved**

663-18-S **ZONING DISTRICT:** B3-1 **WARD:** 41
APPLICANT: Charles Joseph Salon, PC
OWNER: Northern Trust TR u/t # 13192
PREMISES AFFECTED: 6716 N. Northwest Highway
SUBJECT: Application for a special use to establish a hair salon.

- **Approved**

664-18-S	ZONING DISTRICT: C2-5	WARD: 27
APPLICANT:	1400 W Monroe Owner, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1404 W. Monroe Street	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed seven story, forty-two dwelling unit building.	

- **Approved**

- **Approved**

- **Approved**

P. M. CONTINUANCES

- Continued to February 15, 2019 at 2:00 p.m.

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

593-18-Z	ZONING DISTRICT: B1-3	WARD: 32
APPLICANT:	1446-50 Barry, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1448 W. Barry Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 3.92' to zero, east from 2' to zero for a proposed five-story, eight dwelling unit building.	

612-18-Z	ZONING DISTRICT: RT-4	WARD: 43
APPLICANT:	TCF Properties, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1721 N. Dayton Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 10.31' to 6.50', north setback from 2' to zero (south to be 3.08'), combined side setback from 4.61' to 3.08' for a proposed third story and rear addition for the existing three-story, three unit building to be deconverted to two dwelling units.	

622-18-Z(A)	ZONING DISTRICT: RT-4	WARD: 44
APPLICANT:	Shoreditch, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3259 N. Racine Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 14.84' to 5' for a proposed three-story, three dwelling unit building.	

623-18-Z(A)	ZONING DISTRICT: RT-4	WARD: 44
APPLICANT:	Shoreditch, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3259 N. Racine Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area per dwelling unit from 1,000 to 993.32 (which is less than 10%) for a proposed three-story, three dwelling unit building.	

404-18-Z

ZONING DISTRICT: RM-5

WARD: 43

APPLICANT:

William J. Deakin Trust and Lis M. Diehlmann Trust

OWNER:

Same as applicant

PREMISES AFFECTED:

1848 N. Lincoln Avenue

SUBJECT:

Application for a variation to reduce the front feature setback from the required 20' to 12'*, north and south setback from 2' to zero, combined side setback from 5' to zero and the open space along the north and south end of the lot from 5' to zero on each side for a proposed attached garage with roof deck, open stairs, roof top stair/elevator enclosure and roof deck.

- **Approved**

Semi-annual review of Board's closed session minutes.

Approval of the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 490-18-Z and 491-18-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of November 16, 2018.

Adjournment.

*Amended at hearing